

DATE: January 28, 2014
FROM: Ron Miller, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A LOT LINE ADJUSTMENT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Lot Line Adjustment application has been submitted to the Roseville Planning Division. The application is described below. The City issues entitlements for minor land divisions and will not hold a public hearing unless you or another interested individual requests a public hearing. Based on our review of the application and consistency with City standards, the Planning Manager intends to approve the Lot Line Adjustment eleven days following the date of this letter, unless a public hearing is requested. All requests for a public hearing must be in writing and must be received by the Roseville Planning Division no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the Planning Commission's public hearing.

The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Applicant: Ruggeri-Jensen-Azar, Chris Ruggeri
Owner: John Mourier Const., Inc., Steven Schnable
Date Filed: December 19, 2013
File/Project Number: PL13-0308
Citywide Job Number: 130243
Project Name and Addresses: WRSP F-15A, Lots 51 & 52 and F-15B, Lots 38 & 39 Lot Line Adjustment, 1000 & 1008 Broken Spoke Lane & 4048 & 4056 Haystack Way
Request: The applicant requests approval of a Lot Line Adjustment to adjust the common property boundaries between four residential parcels.

Environmental Determination: The project is Categorically Exempt from environmental review pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) pertaining to Minor Lot Line Adjustments and Section 305 of the City of Roseville CEQA Implementing Procedures.

LAST DAY TO REQUEST A PUBLIC HEARING: February 7, 2014 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.
